

20 Crittles Court
Townlands Road, Wadhurst,
TN5 6BY

burnett's
Individual Property : Individual Service



A well presented, south facing, end of terrace cottage in the popular Crittles Court retirement complex, tucked-away just off the High Street in Wadhurst. The triple aspect property enjoys an outlook over the beautifully maintained communal gardens to the front and has first floor far-reaching panoramic views to the South. Comprising: open plan sitting/dining room, kitchen, ground floor shower room, two first floor double bedrooms and a bathroom, a private rear terrace and a garage. EPC: E

Guide Price £415,000 Leasehold



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20 Crittles Court

Townlands Road, Wadhurst, TN5 6BY

Guide Price £415,000 Leasehold

Crittles Court is a popular development for the over 55s, located just behind the High Street, within easy reach of the town's many amenities. The attractive half tile hung houses and flats are arranged in a square around beautifully maintained, peaceful gardens with areas to sit and relax or meet with neighbours/ friends.

This end of terrace house comes with a private South facing paved terrace to the rear and enjoys an outlook over the communal gardens to the front, and from the first floor there is a far-reaching panoramic view over rooftops to the South.

The house comes with a single garage en bloc with power and lighting laid on. There is also visitor parking in the complex.

Internally, the property presents extremely well to include:

- Entrance hall with understairs storage and natural light from a skylight above the stairwell. There is currently a stairlift in place, which the vendor is willing to leave if required.
- Double aspect sitting room that is open plan to a dining room with French doors to the rear terrace. The dining area has previously been used as a ground floor bedroom and can be separated with a curtain from the sitting room.
- Kitchen fitted with wall and base units with granite effect worktops, stainless steel sink and drainer, electric hob with extractor over, double oven, and space for a washing machine, tumble dryer, dishwasher and fridge freezer. A half glazed door leads out from the kitchen to the rear terrace.
- Well appointed ground floor shower room with shower cubicle, WC, washbasin, heated towel rail and shaver socket.
- Two spacious first floor double bedrooms with fitted wardrobes. The front bedroom has a double aspect and the rear bedroom benefits from a lovely panoramic view over rooftops and out to the surrounding countryside.
- First floor bathroom with Aqualisa shower mounted over the panelled bath, WC, washbasin and shaving point. There is also an airing cupboard in the eaves.

To the rear of the house is a South facing paved courtyard area, suitable for pot plants and sitting out to enjoy the sunshine. A pathway leads along the back of the terrace, providing rear access to the driveway and garages.

There is a laundry facility on site and a guest suite provides comfortable accommodation for family and friends.

Wadhurst High Street is easily accessible via a walkway through the development, which comes out opposite our office. The High Street offers an abundance of facilities including a local Jemson's supermarket with post office facilities, cafes, butcher, pharmacy, doctors' surgery, dentist, opticians, hairdressers, library, book shop and more. The town has a very caring community and there are several clubs and social activities to attend/get involved with including a community cinema, bingo, pilates, a monthly farmers market and annual events like fireworks and Christmas fayres.

There is a good local bus service linking Wadhurst to Tunbridge Wells and Hawkhurst and also to the rail station where you can catch a train to London from (London Bridge in around 55 minutes).

The area is designated as one of outstanding natural beauty and the surrounding countryside offers miles of walking opportunities, including around nearby Bewl Water Reservoir.

Lease Information:

There is the remainder of a 150 year lease from 29th September 1981 (108 years) with a peppercorn ground rent and Quarterly service charge of £1402.

Material Information

Wealden District Council. Tax Band F (rates are not expected to rise upon completion).

Mains electricity, water and sewerage. The property is heated with a mixture of electric radiators, storage heaters and fan heaters.

The property is believed to be of brick construction with half-tile hung elevations and a tiled roof with double glazed windows.

We are not aware of any safety issues or cladding issues. We are not aware of any asbestos at the property.

The property is located within the AONB.

The title has easements, we suggest you seek legal advice on the title.

According to the Government Flood Risk website, there is a low risk of flooding.

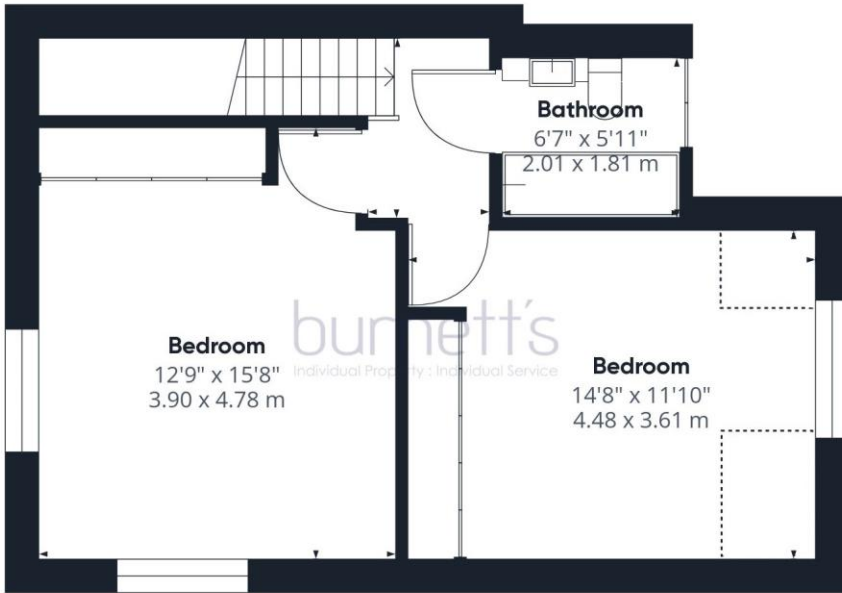
Broadband coverage: According to Ofcom, superfast broadband is available to the property.

There is mobile coverage from various networks.

We are not aware of any mining operations in the vicinity.

We are not aware of planning permission for new houses / extensions at any neighbouring properties.

The property has step free access to the ground floor.



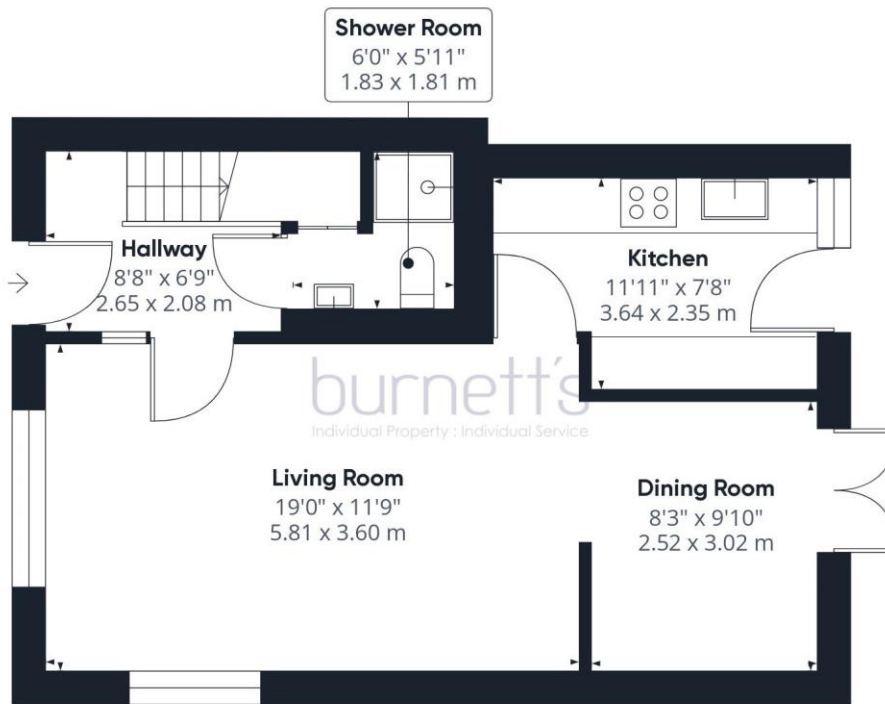
Approximate total area⁽¹⁾

948.09 ft²
88.08 m²

Reduced headroom

23.09 ft²
2.14 m²

Floor 1



(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

